

OBSERVATIONS
ON THE
REPORT
OF THE
COMMITTEE,

Appointed to consider of a proper
Place for Building a MANSION-
HOUSE for the *Lord Mayors* of
LONDON.

IN A
LETTER

FROM A

Common-Council-Man,

To a Member of that COMMITTEE,

CONTAINING

Exact Calculations, of the Expence in
procuring a proper Place to build it on, at
Leaden-hall and *Stocks Market*, whence it ap-
pears that the Latter, will be five Times more
Expensive than the Former.

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Observations
ON THE
REPORT, &c.

IN

A LETTER from a Member of the COMMON-COUNCIL, to a Member of the COMMITTEE.



S the Honour of the City of *London*, is the principal Point pursued by the Scheme now under Consideration, for erecting a MANSION HOUSE for the *Lord Mayor*, every Citizen must be supposed to have some, and every Common-Council-Man a particular Concern therein; because if it should so happen, that this House should be built in an improper Place, or the Building thereof should be attended with a large unnecessary Expence, it would certainly tend to the Discredit of the City in general, and very nearly affect every Man bearing a publick Character at the time such a Scheme was carried into Execution, unless he openly and warmly opposed it.

It

IT is true, that in a Case of this Nature, a Man may if he pleases, refuse to concur with those that promote it, and may even give his Vote against it in Common-Council, without making any Noise, or troubling the Publick at all with his his Motives for so doing; but considering the Importance of this Design, the State in which it now stands, and the absolute Necessity there is, that the Publick should receive fuller Information as to the Value, both of *Leaden-ball* and *Stocks Markets*, than can be had from your Report; the Liberty I have taken in addressing to you this Epistle, may I presume be excused, and the Observations I am going to make, will I hope receive a favourable Reading, since they flow from an honest Heart, and contain nothing that can be offensive to an impartial Ear.

THAT we may proceed in Order, I beg leave to put you in mind of the Order of Reference, by which you are constituted a Committee.

Bellamy, Mayor.

*At a COMMON-COUNCIL, holden on
Wednesday the 5th of March, 1734.*

‘ THIS Court doth nominate and appoint,
‘ The Right Honourable Sir EDWARD
‘ BELLAMY, Knight, Lord Mayor, &c. or any
‘ two of the said Aldermen, and four of the said
‘ Com-

‘ Commoners, to be a Committee, to consider of
 ‘ a proper Place or Places, whereon to erect a
 ‘ MANSION HOUSE for the *Lord Mayor* of
 ‘ this City for the Time being; and to procure a
 ‘ Plan or Plans for such intended Building, toge-
 ‘ ther with Estimates of the Charge thereof; and
 ‘ to report their Proceedings together with their
 ‘ Opinions to this Court. And it is ordered that
 ‘ Mr. *Chamberlain* do, out of the Monies appro-
 ‘ priated by this Court for building the said MAN-
 ‘ SION HOUSE from time to time, issue and
 ‘ pay such Sum and Sums of Money, as the said
 ‘ Committee or any two of the said Aldermen, and
 ‘ four of the said Commoners, shall by Warrant
 ‘ under their Hands, direct in the Prosecution of
 ‘ this Affair: And *Daniel Collyer*, to warn and
 ‘ attend them. ‘

It is evident, that the Intent of the Com-
 mon-Council in this Reference, was to have a
 distinct Account in two Things, first of the Place
 or Places where the MANSION HOUSE might
 be erected, and secondly a Plan or Plans of such
 a Building, with an Estimate of the Expence.
 That nothing might impede the Enquiries of this
 Committee, there are no Bounds put to their Ex-
 pences, but they are wholly left to their own
 Discretion in that Point, as they are likewise as
 to the Time, with a View as I apprehend, to
 to have a more perfect Report. Well, after nine
 Months and upwards spent in considering, seeing
 Plans, making Calculations, surveying Ground &c.
 You

You come and say, that three Places have been proposed to you, *viz.* *Gresham College*, *Leadenhall Market*, and *Stocks Market*, which you say ye have severally viewed.

As to the First, you reject it almost in as few Words as you mention it. I will beg Leave to prevent Mistakes, to transcribe what you say from your Report.

“ And it appears to us, that by the Situation of *Gresham College*, and the Difficulties of obtaining it, that Place will not answer the intended Design: Therefore we have not caused any Plan to be taken, for any Building there. ”

It may be very true, that the Situation of *Gresham College*, is improper for the erecting thereon a MANSION HOUSE for the *Lord Mayor*, but then this Impropriety, must arise from Causes either obvious or obscure. If they are obvious, it would surely have cost the Committee no great Trouble to have given an Account of them; If they are obscure, it was a great Omision not to explain them. The same Reasoning will hold as to the Difficulties objected in the obtaining of it. At all Events, the Report ought to have been more explicit, for when the Common-Council, directed the Committee to consider of a proper Place, they can never be conceived to have expected a Report in general Terms, and unsupported by Reasons. For let the Case of *Gresham College* be how it will, such general Terms are dangerous and unfit; References
being

being made for Information, to which this Short decisive Way of speaking, is directly opposite. I will only add on this Head, that if *Gresham College* were absolutely an unfit Place for such a Building, it needed not to have been viewed; and if its Fitness, or Unfitness, admitted of any Dispute, the Latter ought not to have been determined by Authority only.

You go on to report the Consequences of fixing on *Leaden-hall Market*, as a proper Place, whereon to erect the MANSION HOUSE for the *Lord Mayor*. I will beg Leave to repeat your own Words, and to intreat your Review, of your own Account, though this Method may be a little tedious, to prevent your apprehending any Fallacy in what I have afterwards to offer.

“THAT in order to erect a MANSION HOUSE
 “ at *Leaden-hall*, it hath been proposed to us,
 “ that all that Building called *Leaden-hall*, with-
 “ in the Compass of the four Towers, be pulled
 “ down and demolished. And we having caused
 “ the Ground whereon the same doth now stand
 “ to be measured, do find that the same contains
 “ in Front next *Leaden-hall-Street*, One hundred
 “ and thirty Feet; in Depth, from North to
 “ South, Two hundred and twenty eight Feet;
 “ and in Width, on the Back or South Part,
 “ One hundred and twenty Feet.”

“AND we have examined into the Rents
 “ which *Leaden-hall* now yields and do find,
 “ that

Mr.

Mr. <i>John Parkin</i> , holds Shops in <i>Leaden-hall-Street</i> on the Front of the Hall, by Lease from the Ci- ty, expiring <i>Christmas</i> , 1744. the improved Rent being <i>per Annum</i> .	}	l. s. d. 15 00 00
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Mr. <i>John Thomas</i> , holds other Shops at the same Place by Lease, expiring <i>Michaelmas</i> , 1739. Rent	}	15 00 00
--	---	--------------

<i>Christ's-Hospital</i> , holds the Ware-houses occupied by the <i>East India</i> Company by Lease, expiring <i>Michaelmas</i> , 1738. the Rent whereof is	}	202 00 00
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The same Hospital holds by the same Lease, the <i>Colchester Bay-hall</i> , the Rent whereof is	}	120 00 00
--	---	---------------

The same Hospital holds by the same Lease, the <i>Bocking Bay-hall</i> , Rent	}	120 00 00
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The <i>Meal House</i> and <i>Seal Office</i> for which the City receives yearly	}	20 00 00
--	---	--------------

And the Profits of that part of the Market, within the Compass of <i>Leaden-hall</i> only (exclusive of the Buildings) as we are informed by the Person who Farmes the Same, is	}	800 00 00
--	---	---------------

Making together <i>per Annum</i> .	1292 00 00
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The

THE Report goes on to Account for the Manner, in which the several Conveniencies taken away by the erecting a MANSION HOUSE in this Place, may be restored to the City, by building the Same on a Part of the Citys Estate adjoining, and the Expence thereof as therein stated, if reduced into an Account, would stand thus.

	l.	s.	d.
A new Building to answer that of <i>Leaden-hall</i> . If two Stories.	3040	00	00
A <i>Wooll Hall</i> , in the Room of that to be pull'd down	400	00	00
Paving the Area of such Building	400	00	00
Houses now standing let on Leases, about twenty Years to come, of the yearly Value of 560 <i>l.</i> as also the <i>Tripe Market</i> , of which the Committee say they had no Information.			
No Total can be formed from such loose Particulars.			

YOUR Committee then proceed, to state the Consequences of building at *Stocks Market*, with the same Accurateness shewn in their Accounts of *Leaden-hall*. I must trouble you again with your own Words.

“WE further Certify, that the Ground of “*Stocks Market*, is in Front from East, to West,
“next

“ next the *Poultry*, One hundred and twenty
 “ Feet nine Inches *including the Street* ; Two
 “ hundred and twenty four Feet three Inches
 “ in Depth, from North to South ; and in
 “ Breadth, from East to West, on the back Part
 “ next *Walbrook Church*, One hundred and
 “ forty Feet “

“ AND if that Place be thought proper for
 “ a MANSION HOUSE, there are some Hou-
 “ ses on the South-West Corner of that Market,
 “ which a Sub-Committee have reported to us as
 “ their Opinion, are necessary to be bought in “

“ Which Houses are as followeth.

	l.	s.	d.
A House held by <i>Felix Calvert</i> , Esq; by Lease from the City expiring at <i>Michaelmas</i> , 1742. Rent	60	00	00
Mr. <i>Ryder</i> holds from the City, the back Part of his Freehold House, which also expires at <i>Michaelmas</i> , 1742, the Rent of both Leasehold and Freehold	54	00	00
Mr. <i>Harvey</i> , a Freehold House; Rent	30	00	00
The <i>Clothworkers Company</i> , a Freehold Tenement	30	00	00
Total of the Rents.	174	00	00

The

THE Report says farther, that there is a Piece of Ground within the said Market, granted by Lease to the City, by the Minister of *Walbrook* Parish (as I suppose) for ninety nine Years, at the yearly Rent of eight Pounds; It is farther said, that the Farmer of the Market, computes the Profit thereof, at fifteen hundred Pounds a Year; and that it is the Opinion of a Sub-Committee, that for the Sake of adding Regularity to the Ground, and Beauty to the Building, the corner House next to the *Poultry*, and the two Houses adjoining to *Walbrook*, ought to be purchased, but as to the Value of the said Houses, there is not a Word.

FROM these Premises, the following Conclusions are drawn in the Report.

“AND we having now stated the Facts as they appear to us, humbly offer our Opinion, that the demolishing of that stately and profitable Structure of *Leaden-hall*, will be attended with great Difficulties and Expence.”

“THAT *Stocks Market* is the most free from Buildings, and contains Ground sufficient of the Citys own Estate, for the erecting a MANSION HOUSE suitable to the Honour of the City, and Dignity of its Chief Magistrate.”

“THAT if that be so, there will be no additional uncertain Charge of Buildings, by removing one Place to another; this Place may be sooner obtain'd and at less Expence than the other: And therefore we are of Opinion, that

“ that *Stocks Market* is the most convenient
 “ Place for erecting a MANSION HOUSE
 “ for the Right Honourable the *Lord Mayor*.“

WHAT I objected to the Account of *Gresham College*, I again object to both these Accounts, which are so general and so superficial, that it is very difficult, if not impossible to make any Calculations from them; and therefore I cannot help saying that it is very unfair, to call such jejune Representations, stating of Facts, as it is very whimsical to talk of demolishing the stately Structure of *Leaden-hall*, the Beauty of which was never before discovered; and at the same Time the Obscuring *Walbrook Church* is omitted, though every Body knows, that the Dome thereof is justly admired, as one of the finest Things this City can boast of. As to the Matter of the two last Paragraphs, it is absolutely false, and an illnatured Person would be apt to suggest, the preceeding loose Accounts, were so drawn up in order to prevent every Reader from perceiving it. But it is Time to produce better Calculations, and to settle beyond Contradiction, these matters of Fact. The Committee say, that the Ground for building at *Stocks Market*, may be obtained at a less Expence than that at *Leaden-hall*: Therefore we are of Opinion, that *Stocks Market* is the most convenient Place for erecting a MANSION HOUSE. The Conclusion would be certainly right, were the Premisses but true, but there lyes the Mistake

take; for the coming at the Ground at *Stocks Market*, will come to some what more than five times as much as the procuring the same Quantity of Ground at *Leaden-hall*, so that four fifths of the Money will be absolutely thown away, which as neither the Common-Council, nor the Committee could ever intend; if I prove what I assert it will follow: That building at *Stocks Market*, will not be preferr'd to building at *Leaden-hall*; and I hope when this Point is carried, it may not be thought unworthy of Consideration, whether some Place may not be found cheaper ev'en than *Leaden-hall*; for the Present, however let us see what Proportion there is between the Piece of Ground there and at *Stocks Market*, which will fully appear from the following Accounts.



CALCULATION

Of what Rents will be sunk to the City of *London*, supposing the MANSION HOUSE to be erected in *Leaden-hall Market*, and in Order thereto, the *Leather* and *Hide Market*, and the *Bay Halls* with the *India Companies Ware-house* and *Wooll-Hall*, be removed from where they now stand, into the Piece which is laid down for that Use in Mr. *Dance's* Plan, being the City's Estate, in and adjoining to the said Market, call'd *Bagshaw's* and *Fountain's* Lease, with a Part of the *Tripe Market*.

IMPRIMIS, the Farmer of	l.	s.	d.
the Market, values the Ground			
he holds within the four Towers,			
in which the <i>Leather</i> and <i>Hide</i>	800	00	00
<i>Markets</i> are kept, with some			
Butchers Stalls, at the yearly			
Rent of			

Item

Item, the improved Rents of the *India Ware-house*, *Bocking* and *Colchester Bay Halls*, for which *Christ-Church Hospital* pays the City 166 *l. per Annum* by Lease, expiring at *Michaelmas*, 1738 amount to the yearly Rent of

442 00 00

Item, the *Mcal House* and *Sealing Office* pay the City *per Annum*

20 00 00

Item, *Bagshaw's* Lease now expired, for which the City had a Fine of the said *Bagshaw* of 700 *l.*, and the yearly Rent of 80 *l.*, and for which they have since been offered a Fine of 1000 *l.*, and the yearly Rent of 80 *l. per Annum*, which is valued at *per Annum*

160 00 00

Item, a Lease of Ground for building for 61 Years, expiring at *Christmas* 1736, to *Anne Fountain*, at the reserved Rent of 13 *l. per Annum*, on Consideration she should build Tenements thereon; the improved Rents of which Tenements were 437 *l. per Annum*, but they are at present in a bad Condition, and in a great Measure deserted: However we also value it at

240 00 00

The

The *Wooll Hall*, for which the Farmer of the Markets pays the City 110*l.* 15*s.* *per Annum*, which Lease expires with those of the Markets at *Michaelmas* 1737. } 110 15 00

Item, 74 Square of Ground, being part of the *Tripe Market*, which is included in *Dance's Plan*, which value at 5*l.* *per Square per Annum*, which makes the yearly Rent of } 370 00 00

The Total yearly Amount is 2142 15 00



CALCULATION

Of which of the Rents mentioned on the other Sides as sunk to the City of *London* will be revived, and what new Rents will accrue to the City, in removing the *Leather* and *Hide Markets*, the *India Companies Ware-houses*, the *Bay Halls*, and *Wood Hall*, &c. from the Ground they at present occupy between the four Towers, and setting the same on a *Piazza*, as is mentioned in the Report on the Ground laid down for that Purpose in Mr. *Dance's* Plan, which Piece of Ground is in Breadth, 125 Feet, and in Depth, 230 Feet, and contains the same Area as the Ground within the four Towers exclusive of the intended *Piazza*.

l. s. d.

IMPRIMIS, as the same Conveniences which are mentioned in the first Articles, will be had on the new Ground, for the *Hide* and *Leather Markets*, *Stalls*, &c. they ought as reasonably as those, to be valued in the yearly Rent of

800 00 00

Item

Item, as the same Buildings will be erected for the *India Companies Ware-houses* and *Bay Halls*, as those above-mentioned, they are in like manner, to be valued at the yearly Rent of

l.	s.	d.
442	00	00

Item, the *Meal House* and *Sealing Office*, will in like manner be accommodated, and are therefore valued in

20	00	00
----	----	----

Item, the *Wooll Hall* in the like manner

110	15	00
-----	----	----

Item, for several Pieces of Ground, being Parts of the several Pieces before charged, which are not included in the Plan of the intended Market, and will at the Least, let for the yearly Sum of

40	00	00
----	----	----

Item, for 126 Square of Ground, being the Area on which the new intended *Piazza* is to stand, and which will be gain'd to the City by this manner of building on a *Piazza*, which Ground as it will be under Cover, will be very Convenient for a Market, and which is therefore valued at the Rate of *5l. per Annum, per Square*, amounting to *630l. per Annum*, as by the annexed Computation, it is doubtless worth

630	00	00
-----	----	----

2042	15	00
------	----	----

Ballance of this Account, being the total Rent lost to the City of *London*, by the Erection of the MANSION HOUSE at *Leadenhall*, to which must be added the Expence of pulling down and erecting the several Buildings, and the Purchase of several Tenements, Shops, &c. as by the following Account over Leaf will at large appear

100 00 00

2142 15 00

N^o 3.

A

COMPUTATION

Of the Value of the Ground, which will be under Cover of the new Intended *Piazza*, on which the *Bay Halls*, &c. are to be built.

AS the new intended Market, is to be erected on a *Piazza*, the said *Piazza* will be of the following Contents.

THE new Market will contain in Length 230 Foot, and in Breadth 125 Foot.

The

THE *Piazza* which is to surround it, will be 20 Foot Deep exclusive, of which the Area of the new Market will be the same as that of the present Market. I multiply the Length 230 Foot by 40, the Depth of the two *Piazza's* which go length ways, and find the Product 9200 Feet; I multiply the Breadth 85 Foot by 40, which makes 3400 Feet.

The Whole is 12600 Feet. l. s. d.

Or 126 Square of Ground under the *Piazza*, which I value at 5*l* per Annum, per Square, and makes per Annum

630 00 00

IN Order to prove the Valuation, I suppose that each Side of the *Piazza* will contain 23 Stalls, and both Ends 17 Stalls, which makes the Number of 63 Stalls, 63 Stalls at 5*s*. per Week each, will produce per Annum 819*l*. allow for incident Charges, as empty Stalls, and Rents lost, and Charges of collecting yearly 189*l*.

Remains 630*l*.

N. B. I find upon Enquiry, that Stalls in *Stocks Market*, covered

vered

vered poorly with bad Boards, and where the Persons that keep them are exposed to the Inclemency of the Weather, which are of less Dimensions than these let at 5s. and 5s. 6d. *per* Week, and pay the Farmer besides, Fines of 10, 15 and 20 Guineas each.

N^o 4.

A N

A C C O U N T

Of the Expences, which will attend the Erection of the MANSION HOUSE at *Leaden-hall*, so far as relates to the Ground on which it is to stand.

l. s. d.

FOR 100<i>l.</i> <i>per Annum</i>, which the City will loose of its Rents as per former Calculation, at 25 Years Purchase.	}	2500 00 00
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FOR the Purchase of ten Te- nements, Leasehold from the City, let at an Average for 150<i>l.</i> <i>per</i> <i>Annum</i>, and which one with ano- ther have 14 Years to come, va- lued at 10 Years Purchase	}	1500 00 00
--	---	------------

For

FOR the Charges of pulling
down and rebuilding what stands
at present between the four Tow-
ers on a *Piazza*, which Market,
is plann'd to contain the same as
the present One does, exclusive of
the intended *Piazza* as *per* Esti-
mate in the Report } 3040 00 00

FOR the Charge of erecting a
Building to answer the *Wooll Hall*,
as *per* Estimate in the Report } 400 00 00

FOR paving the new intended
Market } 400 00 00

FOR two Sheds at *Leaden-hall*,
let by Lease to Mr. *Thomas*, till
Michaelmas 1739, at 40s. *per An-*
num to the City, the improved
Rent 15*l.* *per Annum*, 3 Years 3
Quarters to come, at 2 Years
Purchase } 30 00 00

FOR two Ditto, let by Lease
to Mr. *Parkins* till *Chistmas* 1744,
have 9 Years to come, at 6 Years
Purchase } 90 00 00

Expence of the Ground at
Leaden-hall } 7960 00 00

N^o 5.

A

CALCULATION

Of what Expence it may be to the City, to erect
a MANSION HOUSE at *Stocks Market*.

IMPRIMIS, the Farmer of the
Market, values the same at
1500*l. per Annum*. This in the
Report, the Committee are pleased
to say they suspect, but according
to their usual Custom, they assign
no Reason. I am well assured,
that a Person of Credit will give
1200*l. per Annum*, and undoubt-
ed Security for performance of Co-
venants, for a Lease of the said
Market for 21 Years, tho' restrain-
ed within 'its just Bounds. At 25
years Purchase therefore it is worth

l. s. d.

30000 00 00

Mr. *Riders* Leasehold and Free-
hold, amounting together to 54*l.*
per Annum, we value one with
another at 18 Years Purchase

972 00 00

Mr. *Colverts* Leasehold, which
expires *Michaelmas*, 1742 has 6
Years and 3 Quarters to run,
which value at 4 Years Purchase,
being 60*l. per Annum*

240 00 00

Mr. *Harvey's* Freehold, 30*l. per*
Ann. value at 25 Years Purchase

750 00 00

The

The *Clothworkers Company*
Freehold, 30*l.* per Ann. at Ditto,

750 00 00

A corner House towards the
Poultry, and two other Houses
adjoining to *Walbrook*, belonging
to the *Duke of Bedford*, necessary
as the Report sets forth, to the
Regularity and Beauty of the
MANSION HOUSE, if built
there, they are let upon long Lea-
ses, for which the Tennants would
doubtless expect a large Confide-
ration, but in this Place, I shall
only estimate the Purchase of the
Inheritance, which probably will
not be less than

6000 00 00

N. B. There is nothing charged
in this Account for the Ground
on which the above Tenements
stand, which has been purposely
omitted, as well as in the former
Account relating to *Leaden-hall*,
from a Supposition, that their
Value may be both equal.

Expences at <i>Stocks Market</i>	38712 00 00
Expences at <i>Leaden-hall</i>	7962 00 00
Expence of <i>Stocks Market</i> , exceeds <i>Leaden-hall</i>	30750 00 00
Add a Consideration for the <i>Duke of Bedford's</i> Tennants	2000 00 00
Total exceeding of <i>Stocks Market</i>	32750 00 00
	Thus

THUS Sir, I hope I have proved to yours, and to the Worlds Satisfaction, that to build at *Stocks Market* rather than at *Leaden-hall*, would be wilfully throwing away upwards of Thirty two thousand Pounds or as I before stated it, four Fifths of the necessary Expence of the Ground to no Purpose.

I know that great Industry has been used to possess the Citizen's with an Opinion, that the Loss of *Stocks Market*, may be supplied by a Market on *Fleet-Ditch*, but a Market of what; of Meat as well as of Vegetables, as at *Stocks*; if so, it must be supposed, that those who buy Meat at *Stocks Market*, will pass by *Honey-Lane Market*, and *Newgate Market*, to come to this, which is supposing what has very often been supposed on this side of the Question, a Fact which we are morally certain will never come to pass. As to a *Green and Fruit Market*, we know what is transacted at *Stocks*, is mostly in the Wholesale Way, but will any One imagin, that the Carriages that come now to this Market would go on to *Fleet-Ditch*, is it not much more natural to believe that a Market will be set up in *Southwark*, whereby a very considerable Toll would be cut off at *London-Bridge*, besides, why should not the City have the Benefits of *Fleet-Ditch Market*, and *Stocks Market* both? We have proved that they cannot interfere with each Other, or at least not considerably; and therefore the Force of this Objection is effectually taken

taken away.

Let me once more Quote the Report, in order to shew how effectually it has answer'd the second Instruction, given as to Plans of the intended Building, and Estimates of its Charge.

“AND we farther Certify, that the Lease of all the Markets doth expire at *Michaelmas* 1737, and we have Reason to distrust the Relation of the Farmers, as to the Profits of these two Markets, we apprehending, that as the Extent of the Ground in each Market, of *Leaden-hall* and the *Stocks* is the very same, so that the Profits may be near equal in Value.”

“WE have caused several Plans to be drawn by experienced Architects, viz. Mr. Gibbs, Mr. James, Mr. Leoni, Mr. Dance, and Mr. Langley, of the intended MANSION HOUSE, as well for *Leaden-hall* as *Stocks Market*, ready to be laid before you.”

“AND we are not able at present to Certify what the Expence of the Building will be; for Regard must be had to the Difference of Places and Plans; which when the Court hath ascertained, we shall give the best Estimate we are able, if we are honoured with your further Commands.”

EACH of these Paragraphs carries in it, such an extraordinary Turn of Reasoning, that I cannot help examining them a little, tho' I confess I do not admire them. They distrust the Relation of the Farmers as to the Value of the Ground,

Ground, because being nearly of the same Extent in both Places, they cannot apprehend, how it should be worth more in one Place than another, Strange indeed ! Is the same Quantity of Ground in *Moorfields*, and at the *Royal-Exchange* of equal worth ? No ! But how do we compute the Difference ? by inquiring into the Rents. And how came the Committee to be informed of the Difference here ? Why by the Method aforementioned. How came they to distrust it ? They dont tell us. This is Reporting in the very literal Sence of the Word. The Order of Reference, directs that Plans should be procured for whom ? Surely for the Common-Council. The Report says they are ready, this is something like a direct Answer, but it is not absolutely so. As to the Expences of the Building, which surely was as necessary a Point as either Places or Plans, there is not any Estimate given at all. And why ? because say the Committee, the Place and the Plan must first be settled. In the first Place 'tis hard to see the Connection between the Premisses and their Conclusion. And in the next as to Place, they have chosen *Stocks Market*, and if the Common-Council is not content with that, they have given them no Account which can enable them to pitch upon another ; as to a Plan, how can One be chosen where none are produced ? And to add but one Query more, what mighty Difficulty would there have been in procuring Estimates at *Leaden-hall* and *Stocks Markets*

Markets, when the Ground is acknowledged to be nearly of the same Demensions in both Places?

I have now done with the Report, and shall only add a few Reflections on the Subject thereof, *viz.* the Expediency of erecting a MANSION HOUSE for the *Mayor* of the City of *London*. It is said the erecting of it will be for the Honour of this City. Let it then be erected. It is said, that if it be erected, it ought to be Magnificent. Let it then be Magnificent. Nothing I have offered can either impede 'its Erection, or tend to lessen 'its Magnificence. At present we are only disputing about the Ground on which it shall stand. And with respect to this, the Honour of the City can only be impeached, if 'its Rents be taken away, or 'its Money be laid out without any Necessity. If we regard the Fund set apart for the erecting this MANSION HOUSE, we shall see that the City had a just Respect to her Honour in this Particular; for it doth not arise from Rents assigned, or Estates sold, but from the Fines of such as decline serving the Office of *Sheriffs*, a casual Thing; if then neither the Rents nor the Estates of the City, are to be in any Sort burthen'd to raise the Building, why should they be profusely lavisht to procure the Ground? Or why are we to throw away on Earth what we refuse to give for Stone? *London* is a great City, and ought therefore to set an Example of Magnificence in her publick Buildings, very true, but *London* is a trading City
also

also, and ought therefore to be a Patern in the Frugality of her Expences. A MANSION HOUSE for the *Lord Mayor*, would be highly Proper. This is granted, but such a MANSION HOUSE is not immediately necessary, otherwise we could not have wanted it so long. This must be granted too. I et us reconcile these, by taking Time and considering well what we are a doing. In a Word let us (if the Thing be practicable) build with Prudence, and we shall behold with Pleasure.

I have said enough as to Frugality in general, but I could say a great deal more from the present State of the City's Affairs, If I were inclined to enter into Particulars, but this for many Reasons I decline, only one Thing because it may not be attended to by Others, I think it my Duty to mention, here it is this. In the Year 1693, that is the Fifth of *William* and *Mary*, the City obtained by Act of Parliament, a very extraordinary Relief from the Publick, It was discharged from the Orphans Debt, by having it turn'd into a perpetual *Annuity*, at 4*l. per Cent.* And in order to ease the City in the Payment of that *Annuity*, there was further granted to it among other Aids, a Duty of Six-pence *per* Chaldron upon *Coals*, from the Year 1700, to the Year 1750, so that this Aid which brings in near 12000*l. per Annum*, will then be lost to the City, though all her Estate stands charged with the Payment of the *Annuity*, granted to the Orphans in lieu
of

of their Debt. Ought we not then to be fmgal when so great a Charge will certainly overtake us within a few Years after this MANSION HOUSE can be built?

I beg I leave Sir to conclude this Letter as I began it, with assuring you, neither Party, nor Picque, Hope, or Fear, Interest, or Affection, have any thing to do with this Address, but I write meerly from a Sense of my Duty, and in order to prevent the City from falling into a very dangerous Mistake. I have no dislike to *Stocks Market*, but from the Expence and other Inconveniences which the making Choice of it would create. I prefer *Leaden-hall* meerly because the choosng it, would be attended with less Inconvenience and Expence, and I should be heartily Glad to hear some new Place proposed, which would unite our Opinions in 'its Favour, and oblige us from the Force of Reason to prefer it to both.

I am SIR,

with the utmost

Affection and Respect,

Your very Obedient

Humble Servant,



